

KANAB PLANNING COMMISSION MEETING

JANUARY 21, 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trijillo, Pro Tem Joan Thacher, Arlon Chamberlain, Byard Kershaw, Representative for City Council Kent Burggraaf, Staff Member Levi Roberts of Five County, Business/Land Use Coordinator Gary McBride, Secretary Jayme Jorgensen, Not in attendance David Borup .

CHAIRMAN TERESA TRUJILLO OPENED THE MEETING AT 6:32 P.M.

APPROVAL OF MINUTES: A motion was made by Byard Kershaw and 2nd by Arlon Chamberlain to approve the minutes of the January 7, 2014 meeting as corrected. Motion passed unanimously.

PUBLIC COMMENT: Bill Cole talked about the Business Meeting at Stampin Up and Agenda 21. Mac Robinson talked about the move to do away with the County Caucus.

Levi Robert reviewed the Sensitive Land Ordinance. Concerning Hillside Area, Staff does not recommend any changes.

Summary of Recommendations:

1. Re-organize the standards related to hillside areas, have all in one section, to improve clarity and consistency of the ordinance. To help them clarify the ordinance.
2. Omit 11-8. 10 Surface and subsurface Drainage.
3. Another change is 11-29 slope and open space chart. Staff recommends to change the slope to 0-20% then 20%-25%, so that it coincides with the 20% slope.
4. Include a section which references the Kanab Flood Damage Prevention Ordinance.
5. Reference the Floodplain Ordinance.

Strike section:

1. 11-34, 11-8.3.1.5.finish material and colors.
2. 11-8.3.1.6 fencing and privacy walls.
3. 11-37, 11-8.3.3.1.4 all retaining walls, privacy walls and fences surrounding a development.
4. 11-40, 11-8.3.4.3, 11-8.3.4.3.1, 11-8.3.4.3.2, 11-8.3.4.3.3., 11-8.3.4.4. 11-8.3.4.5.
5. 11-55 11-8.5, 11-8.6

WORKING MEETING: Gary McBride Discussed Parking. Section 6-1. Require if you are building something new or bigger. He recommends to stike the change of use. Priority List, put quanza huts and the color requirement on list of things to be changed.

KENT BURGGRAAF COUNCIL MEMBER LIASION REPORT:

1. References to the Development Committee. (meet as needed).
2. Definitions, conservation easement clarification.

3. Revise conditional use permits.
4. Move to top of the list General Plan up-date.
5. Planning Commission is down a couple of members. Need to Look for individuals who would be interested in the position.

Teresa Trujillo entertained a motion to adjourn, motion adjourned Byard Kershaw.

CHAIRMAN

DATE